32 Downland Avenue | | Southwick | BN42 4RG

WARWICK BAKER
ESTATE AGENT

32 Downland Avenue | | Southwick | BN42 4RG

Offers In The Region Of £399,995

*** £415,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS DETACHED PROPERTY.

IN NEED OF MODERNISATION, THE PROPERTY HAS A 14FT LIVING ROOM, SEPARATE DINING ROOM AND KITCHEN ON THE GROUND FLOOR, TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM ON THE FIRST FLOOR.

THERE IS OFF ROAD PARKING, A GARAGE AND SOUTHERLY ASPECT REAR GARDENS.

CALL NOW TO VIEW 01273 461144

- DETACHED
- OFF ROAD PARKING
- NO UPWARD CHAIN
- THREE BEDROOMS
- FULLY TILED SHOWER ROOM
- 14FT LIVING ROOM
- SOUTHERLY ASPECT REAR GARDEN
- GARAGE
- IN NEED OF UPDATING THROUGHOUT

ENTRANCE PORCH
Door to

ENTRANCE HALL
Doors giving access to all rooms, stairs rising to First Floor Landing, under stairs storage.

LIVING ROOM
14' x 12' (4.27m x 3.66m)
Double glazed bay window.

DINING ROOM
Double glazed French Doors leading out onto the rear gardens.

KITCHEN
8'10 x 8'10 (2.69m x 2.69m)
Range of wall and base level units, space for appliances, side and rear aspect windows, door leading out onto the rear gardens.

FIRST FLOOR LANDING
Doors giving access to all rooms, side aspect window.

BEDROOM 1
14' x 10'05 (4.27m x 3.18m)
Double glazed bay window.

BEDROOM 2
12'03 x 10'06 (3.73m x 3.20m)
Double glazed rear aspect window.

BEDROOM 3
8'08 x 7'10 (2.64m x 2.39m)
Front aspect window.

SHOWER ROOM
Shower cubicle, wash hand basin, side aspect window.

CLOAKROOM
Low level W.C, side aspect window.

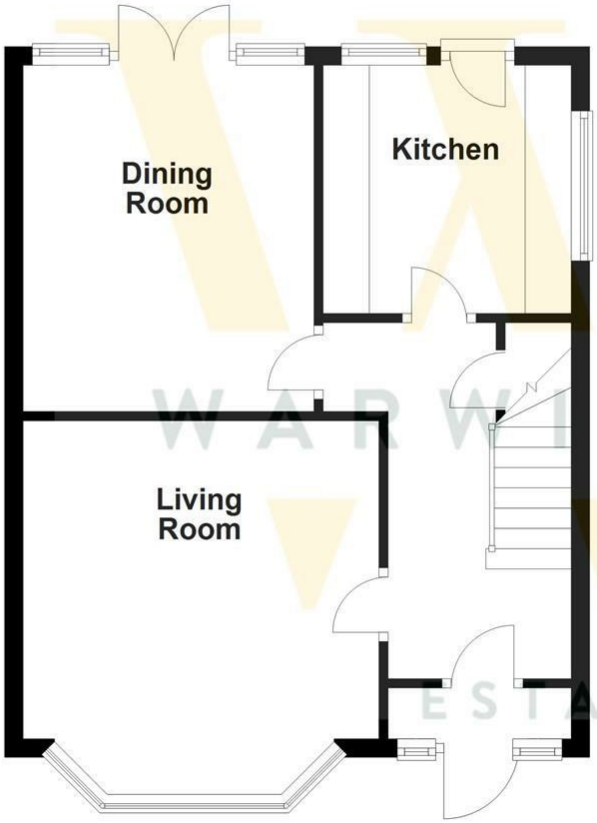
OUTSIDE

FRONT GARDEN
Driveway, providing off road parking, area of lawn.

REAR GARDEN
Southerly aspect, area of lawn and patio, mature shrubs.

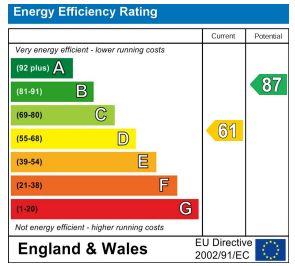
GARAGE
16' x 8'02 (4.88m x 2.49m)
With up and over door.

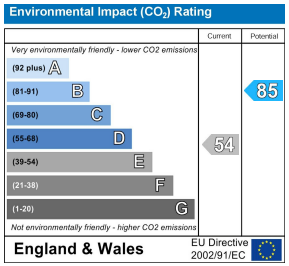
Ground Floor
Approx. 44.0 sq. metres (473.5 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.2 sq. feet)

Total area: approx. 87.8 sq. metres (944.8 sq. feet)





Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate